



Beeston Park
FARPORLEY CHESHIRE

Bodmin
5 Bedroom



BODMIN

5 BEDROOM | DETACHED | DETACHED DOUBLE GARAGE

A striking five-bedroom detached home arranged over three storeys, The Bodmin is designed for both family life and entertaining. With a choice of red brick or mock-Tudor styling, it sits alongside a detached double garage. Inside, generous proportions include an open-plan kitchen, dining and family area with sliding doors to the garden, plus a separate lounge, study and utility room. The master bedroom features a dressing room and en-suite, alongside three further double bedrooms, a single bedroom, two additional en-suites and a luxurious family bathroom.

IN BRIEF

- Detached •
- Five bedrooms across three storeys •
- Open-plan kitchen, dining & family area with sliding doors •
- Separate lounge, study & utility room •
- Three en-suites plus a luxury family bathroom •
- Bespoke SieMatic kitchen with quartz worktops & NEFF appliances •
- Underfloor heating to the ground floor •
- Detached double garage •
- EV charging point, solar panels, battery storage & air source heat pump •
- Private landscaped gardens with natural stone patio •
- Red brick or mock-Tudor exterior styling •

AVAILABLE AT

Plot 1
Plot 7
Plot 11





BODMIN

2286 SQFT | 5 BEDROOM | DETACHED | DETACHED DOUBLE GARAGE



GROUND FLOOR

- | | | |
|-------------------|------------|---------------|
| 1. KITCHEN/DINING | 9.2 X 4.8M | 30'1" X 15'7" |
| 2. UTILITY | 2.0 X 2.3M | 6'6" X 7'5" |
| 3. WC | 1.1 X 2.3M | 3'6" X 7'5" |
| 4. LIVING ROOM | 3.1 X 4.7M | 10'2" X 15'4" |
| 5. STUDY | 3.1 X 2.2M | 10'2" X 7'2" |



FIRST FLOOR

- | | | |
|------------------|------------|---------------|
| 6. BEDROOM 3 | 3.1 X 3.7M | 10'2" X 12'1" |
| 7. DRESSING ROOM | 3.1 X 1.5M | 10'2" X 4'9" |
| 8. ENSUITE | 3.1 X 1.9M | 10'2" X 6'2" |
| 9. BEDROOM 4 | 3.2 X 4.0M | 10'5" X 13'1" |
| 10. STORAGE | 1.8 X 1.0M | 5'9" X 3'3" |
| 11. BEDROOM 5 | 3.2 X 2.1M | 10'5" X 6'9" |
| 12. BATHROOM | 2.7 X 2.1M | 8'9" X 6'9" |



SECOND FLOOR

- | | | |
|-------------------|------------|---------------|
| 13. BEDROOM 1 | 3.2 X 4.1M | 10'5" X 13'5" |
| 14. DRESSING ROOM | 1.9 X 2.6M | 6'2" X 8'5" |
| 15. ENSUITE | 2.6 X 2.6M | 8'5" X 8'5" |
| 16. ENSUITE | 2.6 X 2.6M | 8'5" X 8'5" |
| 17. DRESSING ROOM | 1.9 X 2.6M | 6'2" X 8'5" |
| 18. BEDROOM 2 | 3.0 X 4.1M | 9'8" X 13'5" |

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*All layouts are indicative

